



Board Direction

Ref: PL21.246469

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th August 2016.

The Board decided by a majority of 2:1 to grant permission in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and location of the proposed development, to the distances to European Sites, and to the poor potential for connectivity with those sites, the Board is satisfied that, by itself and in combination with other plans and projects, the proposed development would not be likely to have significant effects on European Sites, having regard to the conservation objectives for those Sites. The Board accepted the assessment of the Inspector on this matter and shared her conclusions.

Having regard to the nature and scale of the proposed development, the high quality of the design, the care taken in siting the development, the pattern of development in the area, and the policies of the planning authority as set out in the Sligo County Development Plan 2011 - 2017, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health, would be in accordance with the provisions of the Development Plan, would not set a precedent for further development on this highly sensitive peninsula, and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the quality of the design approach and of siting, and considered that the proposed development would integrate into its surroundings in an acceptable manner, in view of the high level of visual sensitivity of this open and exposed coastal headland. The Board was satisfied that the applicant has close family ties in the community such as would meet the criteria for local rural housing need set out in the Sligo County Development Plan and in the "Sustainable Rural Housing Guidelines for Planning Authorities".

CONDITIONS

1. PlansPartic
2. Occupancy
3. PA 3
4. (1) PA 4(a)
(2) RuralFinishes
(3) RuralRoof
5. LanHouse 1, para 1 and 3
6. Rural entrance – (a) wing walls to be of stone or of sod-and-stone
(b) RuralFrontBound 1
(c) In the event that the roadside boundary is required to be set back to facilitate sightlines, the roadside area in front of the set-back boundary shall be planted with low-growing species so as not to obstruct sightlines
7. RuralAccessDrive
8. Rural WaterDrain
9. Well 1
10. RuralDrainage 2
11. PropTS 4 – (a) EPA Code of Practice; (e) submit a report to the planning authority; raised polishing filter
12. RuralUnderground
13. Section 48 Unspecified

Board Member: _____ Date: 17th August 2016
Fionna O' Regan